# 2018 INVESTOR PRESENTATION

### THIRD QUARTER 2018 October 23, 2018



#### **CAUTIONARY STATEMENT**

This investor presentation may contain forward-looking statements, as defined by federal securities laws, including statements about United and its financial outlook and business environment. These statements are based on current expectations and are provided to assist in the understanding of our operations and future financial performance. Our operations and such performance involves risks and uncertainties that may cause actual results to differ materially from those expressed or implied in any such statements. For a discussion of some of the risks and other factors that may cause such forward-looking statements to differ materially from actual results, please refer to United Community Banks, Inc.'s filings with the Securities and Exchange Commission, including its 2017 Annual Report on Form 10-K under the section entitled "Forward-Looking Statements." Forward-looking statements speak only as of the date they are made, and we undertake no obligation to update or revise forward-looking statements.

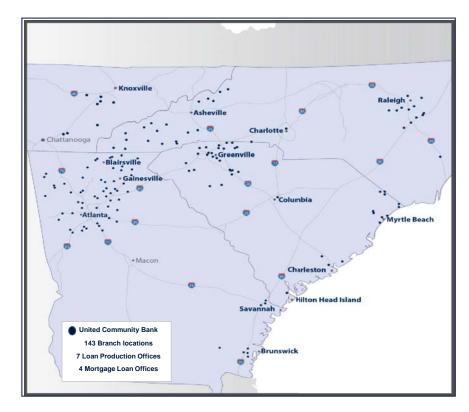
#### **NON-GAAP MEASURES**

This presentation includes financial information determined by methods other than in accordance with generally accepted accounting principles ("GAAP"). This financial information includes certain operating performance measures, which exclude merger-related and other charges that are not considered part of recurring operations. Such measures include: "Net income – operating," "Net income available to common shareholders – operating," "Earnings per share – operating," "Diluted earnings per share – operating," "Tangible book value per share," "Return on common equity – operating," "Return on tangible common equity – operating," "Return on assets – operating," "Efficiency ratio – operating," "Expenses – operating," "Tangible common equity to risk-weighted assets," and "Average tangible equity to average assets."

Management has included these non-GAAP measures because we believe they may provide useful supplemental information for evaluating our underlying performance trends. Further, management uses these measures in managing and evaluating our business and intends to refer to them in discussions about our operations and performance. Operating performance measures should be viewed in addition to, and not as an alternative to or substitute for, measures determined in accordance with GAAP, and are not necessarily comparable to non-GAAP measures that may be presented by other companies. To the extent applicable, reconciliations of these non-GAAP measures to the most directly comparable GAAP measures can be found in the 'Non-GAAP Reconciliation Tables' included in the exhibits to this presentation.



### Who We Are Snapshot of United Community Banks, Inc.



| 3Q18 Overview                      |               |  |  |  |
|------------------------------------|---------------|--|--|--|
| Ticker                             | UCBI (NASDAQ) |  |  |  |
| Market Cap                         | \$2.1Bn       |  |  |  |
| P/EPS (2019E)                      | 11.2x         |  |  |  |
| P/TBV                              | 194%          |  |  |  |
| Assets                             | \$12.4Bn      |  |  |  |
| Loans                              | \$8.2Bn       |  |  |  |
| Deposits                           | \$10.2Bn      |  |  |  |
| CET1*                              | 12.0%         |  |  |  |
| NPAs / Assets                      | 0.19%         |  |  |  |
| ROA – GAAP                         | 1.41%         |  |  |  |
| ROA – Operating <sup>(1)</sup>     | 1.42%         |  |  |  |
| ROCE – GAAP                        | 11.96%        |  |  |  |
| ROTCE – Operating <sup>(1)</sup>   | 15.81%        |  |  |  |
| *3Q18 Capital Ratios are prelimina | rv            |  |  |  |

\*3Q18 Capital Ratios are preliminary

#### Premier Southeast Regional Bank

- Established in 1950 and headquartered in Blairsville, GA with executive offices in Greenville, SC
   ✓ 2,336 employees
- One of the largest regional banks in the U.S. by assets with 143 branch locations, 7 loan production offices and 4 mortgage loan offices in four states: GA, NC, SC and TN
  - ✓ Top 10 market share in GA and SC
- Metro-focused branch network with locations in fast growing areas



Market data as of October 17, 2018

(1) See non-GAAP reconciliation table slides at the end of the exhibits for a reconciliation of operating performance measures to GAAP performance measures

# 3Q18 Highlights

- Operating diluted earnings per share of \$0.55 compared with GAAP diluted earnings per share of \$0.54
- GAAP EPS up 42% vs. last year
   Operating EPS rose 34% over the same time frame
- ➢ GAAP ROA of 1.41% in 3Q
  - Operating ROA moved to 1.42% exceeding our stated goal of 1.40%, up 3 bps from 2Q18
- Quarterly dividend of \$0.15 up 50% vs. last year
- Annualized loan growth of 2.1% for the quarter, excluding indirect auto runoff of \$41 mm
- Total deposits up \$263 mm in 3Q18 or 10.6% annualized





Tangible Book Value (non-GAAP) (1)

Book Value (GAAP)



**Return on Assets** 

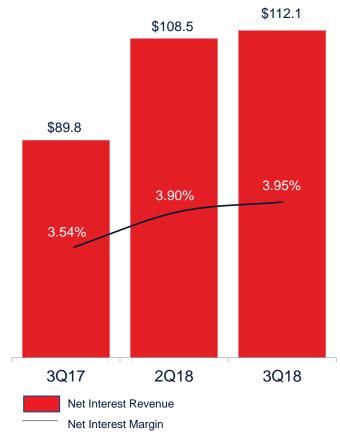




- (1) See non-GAAP reconciliation table slides at the end of the exhibits for a reconciliation of operating performance measures to GAAP performance measures
- (2) Excludes effect of acquisition-related intangibles and associated amortization

### Net Interest Revenue / Margin <sup>(1)</sup>

\$ in millions



- Net interest revenue of \$112.1 mm increased \$3.6 mm (3.4%) vs. 2Q18 and \$22.3 mm (24.9%) vs. 3Q17
  - Benefit of Navitas acquisition and an increase in average balances, in addition to rising short-term interest rates
- Net interest margin up 5 bps vs. 2Q18 impacted by
  - Accretable yield contributed \$2.2 mm or 7.5 bps to 3Q18 NIM vs. 2.4 bps in 2Q18
  - Higher loan yield of 16 bps due to higher shortterm interest rates and improving portfolio mix from Navitas growth
- Net interest margin up 41 bps vs. 3Q17 due to higher short-term rates, stable core deposit base and the impact of acquisitions

<sup>(1)</sup> Net interest margin is calculated on a fully-taxable equivalent basis



# **Deposit Growth**

| Deposits<br>by Category<br>in millions      |          |          |          |          |          |  |  |  |  |
|---|----------|----------|----------|----------|----------|--|--|--|--|
|   | 2016     | 2017     | 1Q 2018  | 2Q 2018  | 3Q 2018  |  |  |  |  |
| Non-Interest Bearing Core<br>Demand Deposit | \$ 2,423 | \$ 2,910 | \$ 3,027 | \$ 3,068 | \$ 3,118 |  |  |  |  |
| Interest Bearing Core                       |          |          |          |          |          |  |  |  |  |
| NOW   | 1,114    | 1,221    | 1,225    | 1,204    | 1,200    |  |  |  |  |
| MMDA  | 1,830    | 1,986    | 1,979    | 1,989    | 2,015    |  |  |  |  |
| Savings                                     | 548      | 649      | 675      | 681      | 678      |  |  |  |  |
| Total Interest Bearing Core                 | 3,492    | 3,856    | 3,878    | 3,874    | 3,893    |  |  |  |  |
| Total Core Trans Deposits                   | 5,915    | 6,766    | 6,905    | 6,942    | 7,011    |  |  |  |  |
| Time (Customer)                             | 1,267    | 1,522    | 1,487    | 1,491    | 1,528    |  |  |  |  |
| Public Funds (Customer)                     | 1,128    | 1,148    | 1,190    | 1,089    | 1,139    |  |  |  |  |
| Brokered                                    | 328      | 371      | 411      | 444      | 551      |  |  |  |  |
| Total Deposits                              | \$ 8,638 | \$ 9,808 | \$ 9,993 | \$ 9,966 | \$10,229 |  |  |  |  |

- > United continues to benefit from its strong core deposit base
- Annualized end-of-period deposit growth of 11%
- > Total deposits increased \$263 million vs. 2Q18 and \$1.1 billion YoY

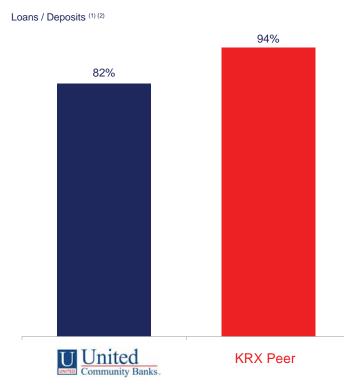


### Deposits

#### Low-Cost Deposit Base

#### Cost of Total Deposits (bps) (1) (2) 60 52 bps 50 42 bps 40 33 bps **KRX** Peer 30 26 bps 20 10 United Community Banks. 0 201201201 10102103104801803 201201201201201201803 20160 (6<sup>0</sup> 601601 <u>10</u> 20' `20^ 20 20

#### Sufficient Liquidity to Support Future Growth

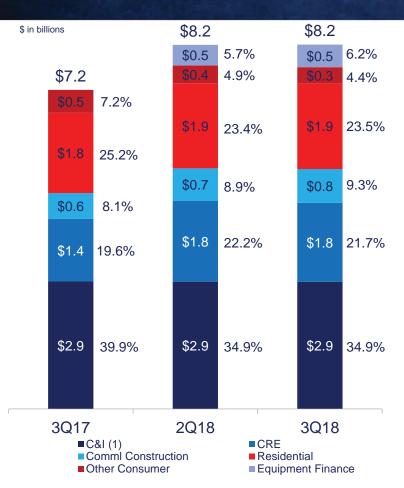


Note – Peer comparison banks comprise the KBW Regional Bank Index (ticker:KRX)

- (1) Source: S&P Global Market Intelligence
- (2) United results as of 3Q18; KRX results as of 2Q18 (Source: S&P Global Market Intelligence)



### Loans



- Annualized end-of-period loan growth was 0.3%, or 2.1% excluding indirect auto runoff of \$41 mm
- Diversified portfolio, weighted towards C&I
- Well within regulatory guidance on construction and CRE levels
   The 100%/300% ratios stand at 74%
  - and 197%, respectively



<sup>(1)</sup> C&I includes commercial and industrial loans as well as owner-occupied CRE loans

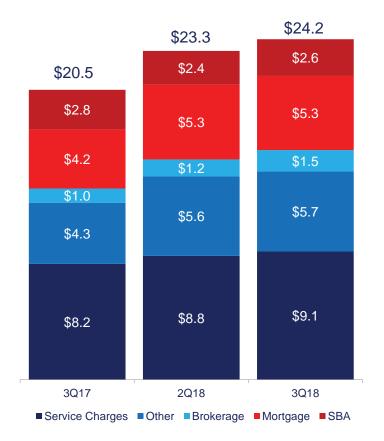
### Loan Growth Drivers

- Continued expansion in our metro markets, including our new Myrtle Beach and Raleigh markets
- Ongoing evaluation and addition of new Commercial Banking products and verticals
- Successful execution of the Navitas growth strategy
- Continued development of our unique partnership model where the community banks partner with Commercial Banking Solutions to drive growth
- Growth in the mortgage business via expansion into newly acquired markets and with the addition of on-balance sheet adjustable rate products



### Fee Revenue

in millions



#### > Vs Linked quarter, fees up \$0.9 mm due to:

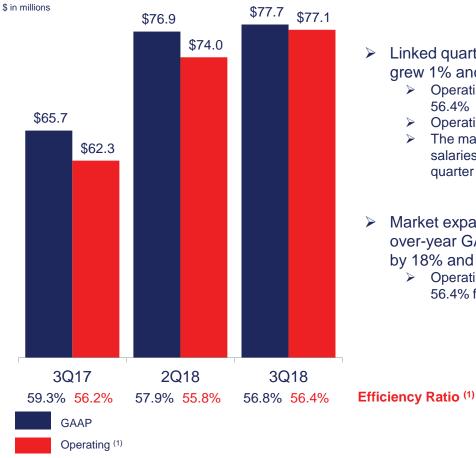
- Strong mortgage quarter with \$237 mm in originations vs. record \$258 mm last quarter
- SBA loan sales of \$35.5 mm up 25% vs. last quarter, that drove a 8.5% increase in gains, as gain on sale margins have compressed
- > Navitas fee income growth of 10% from last quarter

#### Vs Last Year, fees up \$3.7 mm to \$24.2 mm

- \$0.8 mm higher service charges mostly from acquisitions
- Mortgage originations of \$237 mm, up 23% year over year
- 3Q SBA production of \$51.4 mm, up 19% vs. 3Q17 of \$43.3 mm; SBA revenue up \$5.6 mm year over year (\$35.5 mm in 3Q18 vs. \$29.9 mm in 3Q17)
- Other income up \$1.4 mm includes the benefit of Navitas fee income (Navitas fee income of \$1.3 mm in 3Q18)



### **Expense Discipline**



| Linked quarter, GAAP and operating expenses |
|---|
| grew 1% and 4%, respectively                |

- Operating efficiency ratio relatively stable at 56.4%
- Operating expenses up \$3.1 mm vs. 2Q18
- The majority of the increase driven by higher salaries and incentives compared to the prior quarter
- Market expansions and acquisitions drove yearover-year GAAP and operating expenses higher by 18% and 24%, respectively
  - Operating efficiency ratio increased slightly to 56.4% from 56.2% last year

<sup>(1)</sup> See non-GAAP reconciliation table slides at the end of the exhibits for a reconciliation of operating performance measures to GAAP performance measures

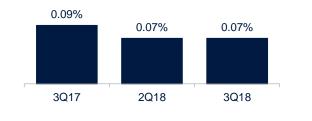


# **Credit Quality**

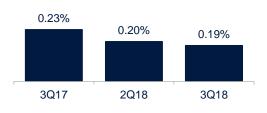




Net Charge-Offs as % of Average Loans



Non-Performing Assets as % of Total Assets





# **Capital Ratios**

| Holding Company                                | 3Q17  | 2Q18  | 3Q18  |
|--|-------|-------|-------|
| Common Equity Tier I<br>Capital                | 12.2% | 11.6% | 12.0% |
| Tier I Risk-Based Capital                      | 12.3  | 12.0  | 12.3  |
| Total Risk-Based Capital                       | 13.0  | 13.8  | 14.2  |
| Leverage                                       | 9.3   | 9.3   | 9.5   |
| Tangible Common Equity to Risk-Weighted Assets | 12.8  | 11.4  | 11.6  |
| Average Tangible Equity to<br>Average Assets   | 9.5   | 8.8   | 9.0   |

- > Profitability continues to provide significant capital ratio improvement each quarter
- ► All regulatory capital ratios significantly above "well-capitalized"
- Quarterly dividend of \$0.15 per share (up 50% YoY)



Note: 3Q18 ratios are preliminary

# Key Strengths

- Culture and business model that attracts both bankers and potential acquisition partners
- Positioned well in many of the South's fastest-growing markets
- Superior customer service helps drive great core deposit growth
- Well-developed credit model to drive consistent performance through cycles
- Liquid balance sheet and strong capital offer flexibility in a rising rate environment



# 2018 INVESTOR PRESENTATION

# Exhibits

THIRD QUARTER 2018 October 23, 2018



#### Who We Are Full-Service Regional Bank with a Strong Culture Rooted in Sound Credit Underwriting & Growth

|                                  | Cultural Pillars   | Customer Service Is at Our Foundation  |
|----------------------------------|--|--|
| High-Quality<br>Balance<br>Sheet | <ul> <li>Underwriting conservatism and portfolio diversification</li> <li>Top quartile credit quality performance</li> <li>Prudent capital, liquidity and interest-rate risk management</li> <li>Focused on improving return to shareholders with increasing ROTCE and dividend growth</li> </ul>  | VALUABLE<br>FRANCHISE<br>EQUIPMENT FINANCE<br>RÉNEWABLE ENERGY   |
| Profitability                    | <ul> <li>Managing a steady margin with minimal accretion income</li> <li>Fee revenue expansion through focused growth initiatives</li> <li>Continued operating expense discipline while investing in growth opportunities</li> <li>Executing on M&amp;A cost savings</li> <li>High-quality, low-cost core deposit base</li> </ul>  | BUILDER FINANCE SENIOR CARE<br>MIDDLE MARKET ASSET BASED<br>TREASURY MANAGEMENT SBA<br>MORTGAGE SERVICES INCOME PROPERTY<br>CLASS LEADING CORE FUNDING GROWING METRO MARKETS<br>CONSERVATIVE CREDIT AND RISK CULTURE<br>COMMUNITY BANKS LOCAL CEOS |
| Growth                           | <ul> <li>Addition of Commercial Banking Solutions platforms (middle-market banking, SBA lending, senior care, income-property lending, asset-based lending, builder finance, renewable energy, equipment finance) and actively pursuing additional lending platforms</li> <li>Entered into and continue to target new markets with team liftouts (Charleston, Greenville, Atlanta, Raleigh)</li> <li>Continuous emphasis on and enhancement of Mortgage product offerings to drive loan and revenue growth</li> <li>Acquisitions that fit our footprint and culture and deliver desired financial returns</li> </ul> | TALENTED BANKERS The Bank That SERVICE Built.  |

ucbi.com | 16

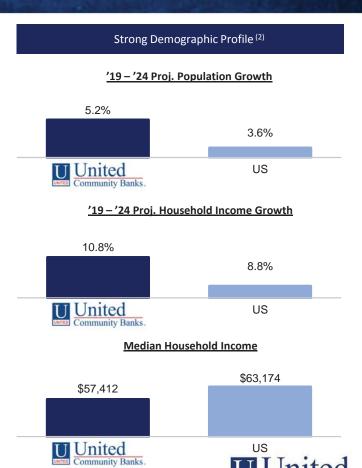
#### Who We Are The Bank That Service Built

#### Forbes | 2018 NAMED ONE OF **AMERICA'S BEST** GREENWICH PERFORMING BANKS **BEST BANKS** ASSOCIATES -FORBES MAGAZINE Greenwich **IN AMERICA** #1 Excellence CUSTOMER SATISFACTION IN THE SOUTHEASTERN U.S. -J.D. POWER AMERICAN BANKER BEST IN CLASS **BEST BANKS** IN CUSTOMER SATISFACTION -CUSTOMER SERVICE PROFILES TO WORK FOR 2018 CUSTOMER SERVICE PROFILES **ONE OF AMERICA'S** BEST BANKS TO WORK FOR -AMERICAN BANKER TOP TOP ONE OF ATLANTA AND CHARLESTON WORK WORK AJC The Atlanta Journal-Constitution SOUTH CAROLINA'S Columbia TOP WORKPLACES Greenville 2018 -WORKPLACE DYNAMICS



### Who We Are Focused on High-Growth MSAs in Southeast

| 5   | Fastest Growing<br>Southeast MSAs <sup>(1)</sup> | 2019-2024<br>Proj.<br>Population<br>Growth | 2019<br>Population | 2024 Proj.<br>Median<br>Household<br>Income |
|-----|--|--|--------------------|---|
| 1.  | Myrtle Beach, SC                                 | 9.66%                                      | 485,770            | \$55,203                                    |
| 2.  | Cape Coral, FL                                   | 8.46%                                      | 757,170            | \$62,988                                    |
| 3.  | Orlando, FL                                      | 8.13%                                      | 2,589,416          | \$65,275                                    |
| 4.  | Charleston, SC                                   | 8.11%                                      | 799,117            | \$70,920                                    |
| 5.  | Raleigh, NC                                      | 8.02%                                      | 1,366,959          | \$85,734                                    |
| 6.  | Naples, FL                                       | 7.86%                                      | 381,728            | \$73,715                                    |
| 7.  | Lakeland, FL                                     | 7.55%                                      | 705,037            | \$54,996                                    |
| 8.  | North Port, FL                                   | 7.53%                                      | 825,378            | \$66,059                                    |
| 9.  | Charlotte, NC                                    | 7.29%                                      | 2,591,118          | \$73,487                                    |
| 10. | Jacksonville, FL                                 | 6.92%                                      | 1,549,094          | \$67,247                                    |
| 17. | Atlanta, GA                                      | 6.52%                                      | 6,017,552          | \$77,092                                    |
| 19. | Greenville, SC                                   | 6.18%                                      | 912,621            | \$62,654                                    |
| 20. | Savannah, GA                                     | 6.15%                                      | 395,004            | \$68,589                                    |
| 23. | Spartanburg, SC                                  | 5.93%                                      | 340,535            | \$55,507                                    |



#### **UCBI MSA Presence**

s Includes MSAs with a population of greater than 300,000 Weighted by State deposits 1. 2.

COMMUNITY BANKS, INC ucbi.com | 18

## New Loans Funded and Advances<sup>(1)</sup>

\$ in millions



| New Loans Funded and Advances<br>by Category |          |          |          |           |            |  |  |
|--|----------|----------|----------|-----------|------------|--|--|
|  |          |          |          | Variance- | Incr(Decr) |  |  |
|  | 3Q18     | 2Q18     | 3Q17     | 2Q18      | 3Q17       |  |  |
| Commercial & Industrial                      | \$ 280.1 | \$ 227.4 | \$ 136.1 | \$ 52.7   | \$ 144.0   |  |  |
| Owner-Occupied CRE                           | 77.8     | 74.7     | 72.2     | 3.1       | 5.6        |  |  |
| Income-Producing CRE                         | 77.1     | 112.3    | 80.0     | (35.2)    | (2.9)      |  |  |
| Commercial Constr.                           | 146.1    | 186.8    | 139.1    | (40.7)    | 7.0        |  |  |
| Total Commercial                             | 581.1    | 601.2    | 427.4    | (20.1)    | 153.7      |  |  |
| Residential Mortgage                         | 42.9     | 63.9     | 54.7     | (21.0)    | (11.8)     |  |  |
| Residential HELOC                            | 65.4     | 66.6     | 68.1     | (1.2)     | (2.7)      |  |  |
| Residential Construction                     | 70.6     | 63.4     | 53.5     | 7.2       | 17.1       |  |  |
| Consumer                                     | 18.2     | 17.7     | 13.1     | 0.5       | 5.1        |  |  |
| Total  | \$ 778.2 | \$ 812.8 | \$ 616.8 | \$ (34.6) | \$ 161.4   |  |  |

| New Loans Funded and Advances<br>by Region |          |          |          |             |           |  |  |
|--|----------|----------|----------|-------------|-----------|--|--|
|  |          |          |          | Variance-Ir | ncr(Decr) |  |  |
|  | 3Q18     | 2Q18     | 3Q17     | 2Q18        | 3Q17      |  |  |
| Atlanta                                    | \$ 120.0 | \$ 142.3 | \$ 151.5 | \$ (22.3)   | (31.5)    |  |  |
| Coastal Georgia                            | 34.7     | 43.3     | 41.1     | (8.6)       | (6.4)     |  |  |
| North Georgia                              | 68.3     | 65.2     | 63.8     | 3.1         | 4.5       |  |  |
| North Carolina                             | 93.4     | 113.2    | 34.8     | (19.8)      | 58.6      |  |  |
| Tennessee                                  | 24.7     | 32.7     | 24.1     | (8.0)       | 0.6       |  |  |
| Gainesville                                | 18.7     | 15.4     | 9.7      | 3.3         | 9.0       |  |  |
| South Carolina                             | 126.2    | 145.1    | 109.2    | (18.9)      | 17.0      |  |  |
| Total Community Banks                      | 486.0    | 557.2    | 434.2    | (71.2)      | 51.8      |  |  |
| Asset-based Lending                        | 9.9      | 1.0      | 8.4      | 8.9         | 1.5       |  |  |
| Commercial RE                              | 12.0     | 38.2     | 42.8     | (26.2)      | (30.8)    |  |  |
| Senior Care                                | 26.8     | 32.9     | 14.8     | (6.1)       | 12.0      |  |  |
| Middle Market                              | 18.3     | 9.4      | 35.9     | 8.9         | (17.6)    |  |  |
| SBA  | 75.2     | 36.2     | 43.4     | 39.0        | 31.8      |  |  |
| Renewable Energy                           | 6.7      | 0.4      | -        | 6.3         | 6.7       |  |  |
| Navitas                                    | 107.8    | 100.2    | -        | 7.6         | 107.8     |  |  |
| Builder Finance                            | 35.5     | 37.3     | 37.3     | (1.8)       | (1.8)     |  |  |
| Total Commercial Banking                   |          |          |          |             |           |  |  |
| Solutions                                  | 292.2    | 255.6    | 182.6    | 36.6        | 109.6     |  |  |
| Indirect Auto                              |          |          |          |             |           |  |  |
| Total                                      | \$ 778.2 | \$ 812.8 | \$ 616.8 | \$ (34.6)   | \$ 161.4  |  |  |

<sup>(1)</sup> Represents new loans funded and net loan advances (net of payments on lines of credit)



# Commercial RE Diversification – 9/30/2018

| Commercial Construction   |        |     |      |   |        |      |   |  |
|---|--------|-----|------|---|--------|------|---|--|
| Committed Outstanding   |        |     |      |   |        |      |   |  |
| Assisted Living/Nursing Home/Rehab Cntr                                       | \$ 2   | 296 | 22.4 | % | \$ 125 | 16.4 | % |  |
| Residential Construction in Process: SPEC                                     | 1      | 39  | 10.5 |   | 89     | 11.7 |   |  |
| Residential Land Development - Lots Already<br>Developed in Hands of Builders |        | 62  | 4.7  |   | 58     | 7.6  |   |  |
| Retail Building   |        | 75  | 5.7  |   | 53     | 7.0  |   |  |
| Office Buildings  |        | 99  | 7.5  |   | 51     | 6.8  |   |  |
| Vacant (Improved)   |        | 54  | 4.0  |   | 46     | 6.1  |   |  |
| Residential Construction in Process: PRESOLD                                  |        | 72  | 5.4  |   | 44     | 5.8  |   |  |
| Multi-Residential Properties  | 1      | 44  | 10.9 |   | 43     | 5.7  |   |  |
| Hotels Motels   |        | 74  | 5.6  |   | 38     | 4.9  |   |  |
| Warehouse   |        | 45  | 3.4  |   | 32     | 4.2  |   |  |
| Other Properties  |        | 48  | 3.7  |   | 31     | 4.1  |   |  |
| Raw Land - Vacant (Unimproved)  |        | 35  | 2.6  |   | 30     | 4.0  |   |  |
| Self Storage  |        | 46  | 3.5  |   | 29     | 3.8  |   |  |
| Residential Land Development - Subdivisions in<br>Process                     |        | 34  | 2.5  |   | 25     | 3.2  |   |  |
| Residential Raw Land in the Hands of<br>Builders/Developers                   |        | 17  | 1.3  |   | 16     | 2.0  |   |  |
| Restaurants /Franchise Fast Food / Franchise<br>Other                         |        | 24  | 1.8  |   | 13     | 1.8  |   |  |
| Commercial Land Development   |        | 10  | 0.8  |   | 9      | 1.1  |   |  |
| Churches  |        | 9   | 0.7  |   | 8      | 1.0  |   |  |
| Automotive Service  |        | 7   | 0.5  |   | 5      | 0.7  |   |  |
| Daycare Facility  |        | 9   | 0.7  |   | 5      | 0.7  |   |  |
| All Other   |        | 23  | 1.8  |   | 11     | 1.4  |   |  |
| Total Commercial Construction   | \$ 1,3 | 322 | 100  | % | \$ 761 | 100  | % |  |

| in millions   |                       |     |      |   |    |     |      |   |
|---|-----------------------|-----|------|---|----|-----|------|---|
|   | Committed Outstanding |     |      |   |    |     |      |   |
| Office Buildings                                      | \$                    | 440 | 23.1 | % | \$ | 398 | 22.2 | % |
| Retail Building                                       |                       | 354 | 18.6 |   |    | 337 | 18.8 |   |
| Assisted Living/Nursing<br>Home/Rehab Cntr            |                       | 198 | 10.4 |   |    | 179 | 10.0 |   |
| Investor Residential                                  |                       | 194 | 10.2 |   |    | 190 | 10.6 |   |
| Hotels Motels   |                       | 180 | 9.5  |   |    | 177 | 9.9  |   |
| Warehouse   |                       | 165 | 8.7  |   |    | 160 | 8.9  |   |
| Multi-Residential Properties                          |                       | 133 | 7.0  |   |    | 124 | 7.0  |   |
| Other Properties                                      |                       | 66  | 3.5  |   |    | 59  | 3.3  |   |
| Restaurants /Franchise Fast Food /<br>Franchise Other |                       | 53  | 2.8  |   |    | 51  | 2.8  |   |
| Self Storage  |                       | 31  | 1.6  |   |    | 29  | 1.6  |   |
| Mfg Facility  |                       | 24  | 1.3  |   |    | 24  | 1.3  |   |

22

17

8

8

3

3

\$1,899

1.2

0.9

0.4

0.4

0.2

0.2

100 %

21

17

8

8

3

3

\$ 1,788

1.2

1.0

0.5

0.5

0.2

0.2

**Convenience Stores** 

Leasehold Property

Mobile Home Parks

Automotive Service

Income Producing

Total Commercial Real Estate -

Daycare Facility

All Other

Commercial Real Estate - Income Producing



Committed Average Loan Size (in thousands) Commercial Construction \$600 Commercial RE: Composite CRE 448 Owner-Occupied 387 Income-Producing 526

COMMUNITY BANKS, INC. ucbi.com | 20

# **Strong Credit Culture**

- 1. Process Change
- In 2014, centralized and streamlined consumer underwriting and related functions
- Significantly strengthened commercial process for approvals and monitoring

#### 5. Concentration Management: Product

- Construction/CRE ratio = 74%/197%
- C&D > 30% in cycle, now 12.6 % driven by Four Oaks
- Land in C&D \$249 mm and shrinking, due to Four Oaks conversion
- Navitas 6.20% of loans
- Granular product concentration limits

BUILT TO OUTPERFORM IN THE NEXT CYCLE

4. Concentration Management: GeographyFour state franchise with mix of metro and rural markets

2. Add Significant Talent

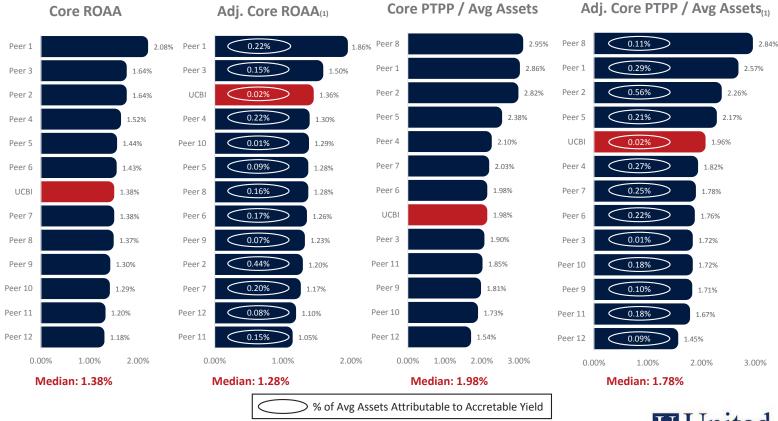
- CEO with deep knowledge and experience in credit
- 2015 Rob Edwards brought in to lead team (BB&T, TD Bank)
- Senior credit risk team now has large bank credit risk experience

3. Concentration Management: Size

- In house project lending limit of \$18 mm, legal lending limit of \$324 mm
- Relationship limit of \$30 mm
- \$109 mm of SNC's outstanding, \$193 mm committed
- Top 25 loans = \$603 mm, 7.3
   % of total loans



#### Accretable Yield Analysis Profitability Comparison (2Q18 Annualized)



Source: Bank of America Merrill Lynch, S&P Global Market Intelligence

(1) Excludes impact of accretable yield, assuming MRQ is annualized. Adj. Core ROAA assumes MRQ tax rate.

LED COMMUNITY BANKS, INC. ucbi.com | 22

# **Non-GAAP Reconciliation Tables**

| \$ in thousands, except per share data                             |           |             |           |           |           |
|--|-----------|-------------|-----------|-----------|-----------|
|  | 3Q17      | 4Q17        | 1Q18      | 2Q18      | 3Q18      |
|  | (1)       | (1)         | (1)       | (1)       | (1)       |
| Net Income   |           |             |           |           |           |
| Net income - GAAP  | \$ 27,946 | \$ (11,916) | \$ 37,658 | \$ 39,634 | \$ 43,682 |
| Merger-related and other charges                                   | 3,420     | 7,358       | 2,646     | 2,873     | 592       |
| Tax benefit on merger-related and other charges                    | (1,147)   | (1,165)     | (628)     | (121)     | (141)     |
| Impairment of deferred tax asset due to federal tax rate reduction |           | 38,199      | -         | -         | -         |
| Net income - Operating   | \$ 30,219 | \$ 32,476   | \$ 39,676 | \$ 42,386 | \$ 44,133 |
|  |           |             |           |           |           |
| Diluted Earnings per share   |           |             |           |           |           |
| Diluted earnings per share - GAAP                                  | \$ 0.38   | \$ (0.16)   | \$ 0.47   | \$ 0.49   | \$ 0.54   |
| Merger-related and other charges                                   | 0.03      | 0.08        | 0.03      | 0.04      | 0.01      |
| Impairment of deferred tax asset due to federal tax rate reduction | -         | 0.50        | -         | -         | -         |
| Diluted earnings per share - Operating                             | \$ 0.41   | \$ 0.42     | \$ 0.50   | \$ 0.53   | \$ 0.55   |
|  |           |             |           |           |           |
| Return on Assets   |           |             |           |           |           |
| Return on assets - GAAP  | 1.01      | % (0.40)    | % 1.26    | % 1.30    | % 1.41 %  |
| Merger-related and other charges                                   | 0.08      | 0.20        | 0.07      | 0.09      | 0.01      |
| Impairment of deferred tax asset due to federal tax rate reduction | -         | 1.30        | -         | -         |           |
| Return on assets - Operating                                       | 1.09      | % 1.10      | % 1.33    | % 1.39    | % 1.42 %  |
|  |           | · · · · ·   |           |           |           |
| Book Value per share   |           |             |           |           |           |
| Book Value per share - GAAP  | \$ 16.50  | \$ 16.67    | \$ 17.02  | \$ 17.29  | \$ 17.56  |
| Effect of goodwill and other intangibles                           | (2.39)    | (3.02)      | (4.06)    | (4.04)    | (4.02)    |
| Tangible book value per share                                      | \$ 14.11  | \$ 13.65    | \$ 12.96  | \$ 13.25  | \$ 13.54  |
|  |           |             |           |           |           |

<sup>(1)</sup> Merger-related and other charges for 3Q18, 2Q18, 1Q18, 4Q17 and 3Q17 include \$478, \$593 thousand, \$592 thousand, \$517 thousand and \$244 thousand, respectively, of intangible amortization resulting from payments made to executives under their change of control agreements. The resulting intangible assets are being amortized over 12 to 24 months.



# **Non-GAAP Reconciliation Tables**

| \$ in thousands, except per share data                             |           |            |           |           |           |
|--|-----------|------------|-----------|-----------|-----------|
|  | 3Q17      | 4Q17       | 1Q18      | 2Q18      | 3Q18      |
|  | (1)       | (1)        | (1)       | (1)       | (1)       |
| Return on Tangible Common Equity                                   |           |            |           |           |           |
| Return on common equity - GAAP                                     | 9.22 %    | (3.57)     | % 11.11   | % 11.20   | % 11.96 % |
| Effect of merger-related and other charges                         | 0.75      | 1.86       | 0.60      | 0.77      | 0.13      |
| Impairment of deferred tax asset due to federal tax rate reduction | -         | 11.44      | -         | -         | -         |
| Return on common equity - Operating                                | 9.97      | 9.73       | 11.71     | 11.97     | 12.09     |
| Effect of goodwill and intangibles                                 | 1.96      | 2.20       | 3.55      | 3.82      | 3.72      |
| Return on tangible common equity - Operating                       | 11.93 %   | 6 11.93    | % 15.26   | % 15.79   | % 15.81 % |
| Expenses   |           |            |           |           |           |
| Expenses - GAAP  | \$ 65,674 | \$ 75,882  | \$ 73,475 | \$ 76,850 | \$ 77,718 |
| Merger-related and other charges                                   | (3,420)   | (7,358)    | (2,646)   | (2,873)   | (592)     |
| Expenses - Operating   | \$ 62,254 | \$ 68,524  | \$ 70,829 | \$ 73,977 | \$ 77,126 |
| Tangible common equity to risk-weighted assets reconciliation (*)  |           |            |           |           |           |
| Tier 1 capital ratio (Regulatory)                                  | \$ 12.27  | \$ 12.24   | \$ 11.61  | \$ 11.94  | \$ 12.34  |
| Effect of other comprehensive income                               | (0.13)    | (0.29)     | (0.50)    | (0.57)    | (0.68)    |
| Effect of deferred tax limitation                                  | 0.94      | 0.51       | 0.42      | 0.33      | 0.30      |
| Effect of trust preferred  | (0.24)    | (0.36)     | (0.34)    | (0.34)    | (0.34)    |
| Basel III intangibles transition adjustment                        | (0.04)    | (0.05)     | -         | -         | -         |
| Tangible common equity to risk-weighted assets                     | 12.80 %   | /          | % 11.19   | 11.36     | % 11.62 % |
|  |           |            |           |           |           |
| Efficiency Ratio   | 50.07     | ( <u> </u> |           |           | a         |
| Efficiency Ratio - GAAP  | 59.27 %   |            | % 57.83   |           | % 56.82 % |
| Merger-related and other charges                                   | (3.09)    | (6.11)     | (2.08)    | (2.17)    | (0.43)    |
| Efficiency Ratio - Operating                                       | 56.18 %   | 6 56.92    | % 55.75   | % 55.77   | % 56.39 % |
| (*) Third quarter 2018 ratios are proliminary                      |           |            |           |           |           |

(\*) Third quarter 2018 ratios are preliminary.

<sup>(1)</sup> Merger-related and other charges for 3Q18, 2Q18, 1Q18, 4Q17 and 3Q17 include \$478, \$593 thousand, \$592 thousand, \$517 thousand and \$244 thousand, respectively, of intangible amortization resulting from payments made to executives under their change of control agreements. The resulting intangible assets are being amortized over 12 to 24 months.

